005.0	0001	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	946,600	/	946,600
USE VALUE:	946,600	/	946,600
ASSESSED:	946,600	/	946,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58	-60	BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IDLET JULIANNE
Owner 2:	
Owner 3:	
Street 1:	205 MOUNT AUBURN ST APT 4A
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02138 Type:

PREVIOUS OWNER

Owner 1:	GIANATIEMPO PAUL J ETAL -
Owner 2:	GIANATIEMPO FRANCES C -
Street 1:	58 BROOKS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,059 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2353 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6059.000	459,500	5,700	481,400	946,600
Total Card	0.139	459,500	5,700	481,400	946,600
Total Parcel	0.139	459,500	5,700	481,400	946,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.30 | /Parcel: 402.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 4738
GIS Ref:
GIS Ref:
Insp Date: 11/04/17

!504!

PREVIOUS ASSESSMENT

Parcel ID: 005.0-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	459,700	5700	6,059.	481,400	946,800	946,800	Year End Roll	12/18/2019
2019	104	FV	356,700	5700	6,059.	511,500	873,900	873,900	Year End Roll	1/3/2019
2018	104	FV	356,700	5100	6,059.	373,100	734,900	734,900	Year End Roll	12/20/2017
2017	104	FV	334,400	5100	6,059.	325,000	664,500	664,500	Year End Roll	1/3/2017
2016	104	FV	334,400	5100	6,059.	276,800	616,300	616,300	Year End	1/4/2016
2015	104	FV	297,700	5100	6,059.	270,800	573,600	573,600	Year End Roll	12/11/2014
2014	104	FV	297,700	5100	6,059.	222,700	525,500	525,500	Year End Roll	12/16/2013
2013	104	FV	309,800	5100	6,059.	211,800	526,700	526,700		12/13/2012

PRINT

Date	Time
12/10/20	16:17:08

LAST REV

Date	Time
01/24/18	14:19:56

apro

504

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIANATIEMPO PAU	32635-442		3/30/2001	Family	1	No	No		
	13666-689		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	4738
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2003	507	Re-Roof	12,835					

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	MEAS&NOTICE	HS	Hanne S
2/10/2009	Meas/Inspect	294	PATRIOT
10/15/1999	Inspected	267	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	197	PATRIOT
2/10/1999	Meas/Inspect	294	PATRIOT
8/24/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6059		Sq. Ft.	Site		0	80.	0.99	1									481,414						481,400	

Total AC/HA: 0.13910 | Total SF/SM: 6059 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 481,414 | Spl Credit | Total: 481,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MUSTARD		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09623885
Const Adj.:	0.97515047
Adj $ / SQ:	181.730
Other Features:	103913
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	624372
Depreciation:	164834
Depreciated Total:	459538

COMMENTS

OF= BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

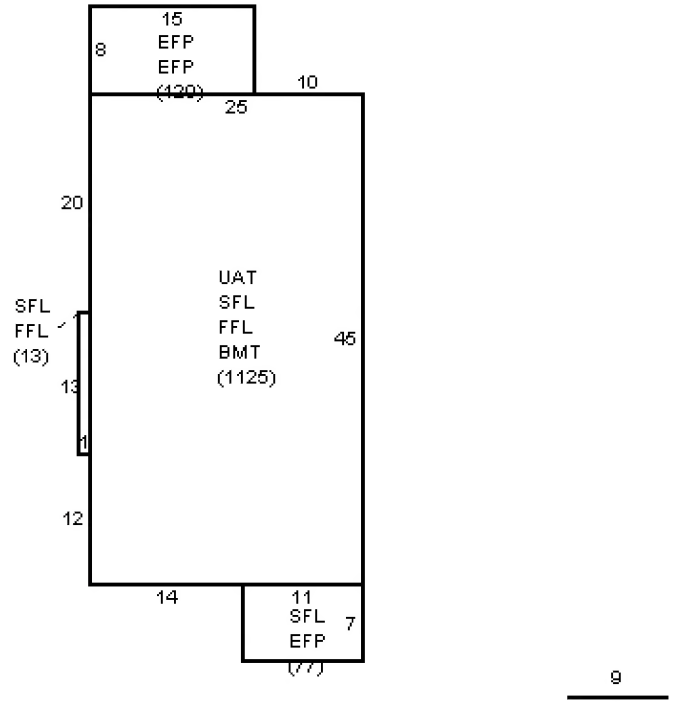
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	181.73
Special Features:	0	Val/Su Net:	112.73
Final Total:	459500	Val/Su SzAd	195.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,215	181.730	220,802
FFL	First Floor	1,138	181.730	206,808
BMT	Basement	1,125	54.520	61,334
EFP	Enclos Porch	317	34.920	11,071
UAT	Upper Attic	281	72.690	20,445

Net Sketched Area:	4,076			Total:	520,460
Size Ad	2353	Gross Are	4920	FinArea	2353

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 005.0-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100
19	Patio	D	Y	1	12X12	A	AV	2000	4.85	T	15.2	104			600			600

More:	N	Total Yard Items:	5,700	Total Special Featues:		Total:	5,700